

# \$1,395,000 - 23952 Nomar Street, Woodland Hills

MLS® #SR25030479

**\$1,395,000**

4 Bedroom, 3.00 Bathroom, 2,313 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Situated on a peaceful cul-de-sac in Woodland Hills with top-rated schools, this exquisite 4-bed, 3-bath mid-century ranch-style home offers over 2,300 sq. ft. of refined living space, blending timeless elegance with modern convenience. Exceptional curb appeal, drought-conscious landscaping, and classic mid-century details set the tone for this remarkable residence. Leased solar panels provide energy efficiency, while double front doors welcome you into a slate-tiled entryway leading to a spacious, light-filled living area. The home showcases a beautiful blend of hardwood and natural slate flooring throughout. The formal step-down living room boasts rich hardwood floors and recessed lighting, seamlessly flowing into a dining room with slate tile and backyard access. The bright and airy kitchen features gleaming white counters, shaker-style cabinets, quality appliances, a walk-in pantry, and a sunlit breakfast nook. A full hall bath and a laundry room with direct yard access add to the home's functionality. The inviting family room, adorned with decorative crown molding and a sliding glass door to the backyard, enhances the home's versatile layout. At the opposite end of the home, four generously sized bedrooms offer ideal separation for privacy, including a serene primary suite with hardwood floors, dual closets, and an en-suite  $\frac{3}{4}$  bath, while the remaining three bedrooms share a well-appointed full hall bath. A bonus space off the garage, featuring wood floors



and a vaulted ceiling, offers flexibility as a home office or creative studio. The attached two-car garage provides direct access, ample storage, and an EV charger. Nestled on a sprawling 13,000+ sq. ft. lot, the backyard is an entertainer's paradise, complete with a large patio, lush lawn, meandering walking paths, mature fruit trees, a cozy lounge area with a firepit, and a sparkling pool. Ideally located near premier shopping and dining destinations such as Westfield Topanga and The Village at Topanga, as well as entertainment and outdoor recreation, this exceptional home presents a rare opportunity for sophisticated living in a prime Woodland Hills location.

Built in 1961

## Essential Information

MLS® #	SR25030479
Price	\$1,395,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,313
Acres	0.30
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Stephanie Vitacco
Listing Office	Equity Union

## Community Information

Address	23952 Nomar Street
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills

County Los Angeles  
Zip Code 91367

## Amenities

Parking Spaces 2  
Parking Concrete, Door-Single, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, Side By Side, Electric Vehicle Charging Station(s)  
# of Garages 2  
Garages Concrete, Door-Single, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, Side By Side, Electric Vehicle Charging Station(s)  
View None  
Has Pool Yes  
Pool Fenced, In Ground, Private

## Exterior

Exterior Frame, Stucco, Stone  
Exterior Features Fire Pit  
Lot Description Back Yard, Cul-De-Sac, Desert Front, Front Yard, Lawn, Landscaped, Sloped Up, Yard, Desert Back  
Windows Blinds, Double Pane Windows  
Roof Composition  
Construction Frame, Stucco, Stone  
Foundation Raised

## Interior

Interior Tile, Vinyl, Wood, Stone  
Interior Features Built-in Features, Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Pantry, Recessed Lighting, Solid Surface Counters, Primary Suite, Attic, Crown Molding, Wood Product Walls  
Appliances Dishwasher, Exhaust Fan, Gas Range, Gas Water Heater, Microwave, Water Heater, Double Oven  
Heating Central  
Cooling Central Air  
Fireplace Yes  
# of Stories 1  
Stories One

## School Information

District	Los Angeles Unified
Elementary	Lockhurst
Middle	Hale
High	El Camino

## Additional Information

Date Listed	February 13th, 2025
Days on Market	13
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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